R. G. KAVIMANDAN
ADVOCATE, BULDANA.
MOB. NO. 9421670157

TITLE INVESTIGATION
AND
SEARCH REPORT

To,

NAME:- **Sukhkarta Builders and Developers**
through its partners,
1) Sau Urmila Ashwin Satpute,
2) Gopal Pandurang Pandit,
R/o. Buldana, Tq. & Dist. Buldana.

Property details:- **Gut no. 441, Plot no. 1** adm. 199.87 sq. mtrs of **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Dist. Buldana.

FROM:- 1992 **TO** 2021 (30 yrs)

251/0

इतर
पावती

Original/Duplicate

Friday,30 April 2021 2:28 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3863 दिनांक: 30/04/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बलन-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.आर .जि कविमंडन रा.बुलडाणा

वर्णन शोध मौजे येळगांव गट नं. 441 शोध सन 1992 ते 2021 (30 वर्ष)

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Buldhana

सह. दुय्यम निबंधक वर्ग २
बुलडाणा.

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000879152202122E दिनांक: 30/04/2021

बँकेचे नाव व पत्ता:

R. G. KAVIMANDAN,
Advocate, Buldana.

'Dattatray' Niwas,
Behind Kavimandan
Complex, Buldana,
Tq. & Dist. Buldana.

Mobile No. 9421670157
Land line :-(07262) 242537.
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To,

Authorized officer,
Maha RERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to '**Sukhkarta Towers**' which will be constructed over Gut No. **441,** Plot No. **1** adm. 199.87 sq. mtrs & plot no. **28**, adm. 404.75 sq. mtrs situated at village **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Distt. Buldana. (hereinafter referred as the "said property").

I have investigated the title of the said plot on the request of **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** and also perused the following documents which are mentioned in List of documents.

1) **Description of the property:-**

A) **Gut no. 441, Plot no. 1** adm. 199.87 sq. mtrs of **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Dist. Buldana bearing N.A. order no. NAP-34/Yelgaon/07/2003-2004 dtd. 29/10/03 passed by S. D. O. Buldana, which is bounded as follows by:-

East :- 15 mtrs road.

West:- Plot no. 2-A.

North:- 9 mtrs lay-out road.

South:- Field property of Mr. Jadhav.

B) **Gut no. 441, Plot no. 28 adm. 404.75 sq. mtrs** of **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Dist. Buldana bearing N.A. order no. NAP-34/Yelgaon/07/2003-2004 dtd. 29/10/03 & as per amalgamation order no. Rev. C. No. MRC-81/Yelgaon/02/2020-21 dtd. 20/11/20 passed by S. D. O. Buldana, which is bounded as follows by:-

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East :- 15 mtrs road.

West:- Plot no. 26-A,B, 27-A,B.

North:- Field property of Vispute.

South:- 9 mtrs lay-out road.

2) The documents of allotment of plot/ List of documents:-

Sr. No.	Date	Name / Nature of the Document	Original / certified copy/certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
1.	21/04/18	Sale deed vide no. 2185/2018 of plot nos. **01** of Gut no. 441.	Xerox.	Original seen, verified.
2.	01/08/18	Sale deed vide no. 4584/18 of plot nos. **28, 29**.	Xerox.	Original seen, verified.
3.	29/10/03	N.A. order issued by S. D. O. Buldana.	Xerox.	Certified seen, verified.
4.	20/11/20	Amalgamation order of plot no. 28,29 passed by S. D. O. Buldana.	Xerox.	Certified copy seen & verified.
5.	22/04/03	Sale deed no. 1877/2003 of Gut no. 441.	Xerox	Yes.
6.	17/11/03	Mutation / Ferfar no. 4810 of Gut no. 441 in respect of N.A.	Xerox	Certified Verified.
7.	24/05/18	Mutation / Ferfar no. 13563 of Gut no. 441, plot no. 1 to 10.	Xerox	Certified Verified.
8.	21/08/18	Mutation / Ferfar no. 13758 of Gut no. 441, plot nos. 28, 29.	Xerox	Certified Verified.
9.	30/03/11	Mutation no. 15299 of amalgamation of plot no. 28.	Certified.	N.A.
10	30/03/11	7/12 extract of plot no. 28 after amalgamation.	Certified.	N.A.
11	30/03/21	7/12 extract of plot no. 01.	Certified.	N.A.
12	04/03/21	Construction permission with sanctioned map issued by S. D. O. Buldana in Rev. C. no. Construction permission/Yelgaon/23/2020 in respect of plot no.**01** .	Xerox	Original Verified.
13	04/03/21	Construction permission with sanctioned map issued by S. D. O. Buldana in Rev. C. no. Construction permission/Yelgaon/24/2020 in respect of plot no. **28**.	Xerox	Original Verified.
14	03/11/16	Partnership deed of Sukhakarta Builders and developers.	Xerox	Original Verified.
15	11/10/17	Partnership certificate.	Xerox	Original verified & seen.
16	01/04/21	Deed of declaration of Sukhkarta Towers in respect of plot no. 01 & 28.	Xerox	Original verified & seen.

3) Search report for 30 years from 1992 till 2021.

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4) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** is clear & readily marketable and without any encumbrances.

Owners of the land:-

Owner **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** of Gut No. **441,** Plot No. 1 adm. 199.87 sq. mtrs & plot no. 28 adm. 404.75 sq. mtrs situated at village **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Distt. Buldana.

The report reflecting the flow of the title of the **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** on the said property / land is enclosed herewith as annexure.

Encl : Annexure.

Date: 30/04/2021

(Adv. R. G. KAVIMANDAN)
BULDANA.

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Email:- ramanandkavimandan@gmail.com

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

I have examined the search record of Sub-Registrar Office, Buldana, Tq. & Dist. Buldana from Index-II registers, computer entries for (i.e. 1992 to 2021) i.e. for 30 years by paying the necessary search fees by vide receipt no. 3863 dtd. 30/04/21 in respect of property i.e., Gut No. **441,** Plot No. **01 & 28** situated at village **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Distt. Buldana. Original search receipt is affixed herewith. I am submitting my flow of title verification & search report of the property referred above till this date which is as under:-

Originally, agricultural property in Gut no. 441 adm. 2.83 H R of land of Village Yelgaon, Tq. & Dist. Buldana was belonging to **Ramkrushna Tukaram Jadhav, R/o. Malvihir, Tq. & Dist. Buldana.** Since, last so many years i.e. 1990 onwards, this property was mutated in his name as owner and possessor of this land. Thereafter, this **Ramkrushna Tukaram Jadhav** has sold **0.39 R** of land out of 2 H 83 R to **1) Vilas Sahebrao Deshmukh, 2) Sau. Sharda Rajendra Bhabulkar, 3) Kishor Gopala Hiwale, all are R/o. Buldana, Tq. & Dist . Buldana** by way of registered sale deed dated 04/04/03 vide registration no. 1588/2003. Then, again this **Ramkrushna Tukaram Jadhav** has sold another land adm. **0.39 R** of land out of 2 H 83 R of this Gut no. 441 to **1) Vilas Sahebrao Deshmukh, 2) Sau. Sharda Rajendra Bhabulkar, 3) Kishor Gopala Hiwale, all are R/o. Buldana, Tq. & Dist . Buldana** by way of registered sale deed dated 04/04/03 vide registration no. 1589/2003 and also sold another **adm. 0.03 R** of land from this Gut no. 441 by way of registered sale deed dtd. 04/04/03 vide document no. 1590/2003. For that purpose, this Ramkrushna Tukaram Jadhav has also executed two separate documents as consideration receipts dtd. 03/05/2002 vide document registration no. 2112/02 & 2113/02 respectively prior to execution of final sale deeds dtd. 04/04/03 referred

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above. By these sale deeds dtd. 04/04/03, **1) Vilas Sahebrao Deshmukh, 2) Sau. Sharda Rajendra Bhabulkar, 3) Kishor Gopala Hiwale** became joint owners and possessors of total land **adm. 0.81 R of Gut no. 441** of village Yelgaon. And accordingly, mutations are effected in their names in revenue record by vide mutation no. 4582, 4583, 4584/2003.

Thereafter, all these owners namely, **1) Vilas Sahebrao Deshmukh, 2) Sau. Sharda Rajendra Bhabulkar, 3) Kishor Gopala Hiwale, all are R/o. Buldana, Tq. & Dist . Buldana** has sold this land **adm. 0.81 R** of land to **Sanjay Uttamchand Bothara, R/o. Buldana, Tq. & Dist. Buldana** by way of registered sale deed dated 22/04/03 vide registration no. 1877/2003. And accordingly, mutation is effected in his name in revenue record and in 7/12 extract name of **Sanjay Uttamchand Bothara** is mutated. By way of this sale deed dtd. 22/04/03, this **Sanjay Uttamchand Bothara, R/o. Buldana, Tq. & Dist. Buldana** became exclusive owner and possessor of this agricultural land **adm. 0.81 R of Gut no. 441** of Yelgaon.

Thereafter, this **Sanjay Uttamchand Bothara, R/o. Buldana, Tq. & Dist. Buldana** applied for conversion of this agricultural land adm. 0.81 R of Gut no. 441 of Yelgaon into non-agricultural residential purpose before S.D.O. Buldana in revenue case no. N.A.P./34/Yelgaon/07/2003-2004 and accordingly, said permission was granted on 29/10/03 and total **01 to 29 plots** were developed in this lay-out upon certain terms and conditions laid down in the said order. Accordingly, mutations about the same was effected in revenue record by vide mutation no. 4810 of dt. 17/11/03. By this N.A. order this agricultural land is now converted in to non-agricultural residential plots.

Then, this **Sanjay Uttamchand Bothara, R/o. Buldana, Tq. & Dist. Buldana** has sold **plot nos. 01 to 10** of this lay-out to **Sukhakarta Builders and developers, through its partners 1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit, R/o. Buldana, Tq. & Dist. Buldana** by way of registered sale deed dated 21/04/18 vide registration no. 2185/2018. And accordingly, as per this sale deed mutation is effected in revenue record in their names by vide mutation no. 13563 dtd. 24/05/18. By way of this sale deed dtd. 21/04/18, this **Sukhakarta Builders and developers, through its partners 1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit** became exclusive owners and possessors of these plots i.e. plot no. **01 to 10** of Gut no. 441 of Yelgaon.

Then, again this **Sanjay Uttamchand Bothara, R/o. Buldana, Tq. & Dist. Buldana** has sold **plot nos. 28, 29** along with other plots of this lay-out to **Sukhakarta Builders and**

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developers, through its partners 1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit, R/o. Buldana, Tq. & Dist. Buldana by way of registered sale deed dated 01/08/18 vide registration no. 4584/2018. And accordingly, as per this sale deed mutation is effected in revenue record in their names by vide mutation no. 13758 dtd. 21/08/18.

Now, as per above mentioned sale deeds dtd. 21/04/18 & 01/08/18, this **Sukhakarta Builders and developers, through its partners 1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit, R/o. Buldana, Tq. & Dist. Buldana** became exclusive owners and possessors of **plot no. 01, 28, 29 of Gut no. 441** of village **Yelgaon** and their names are mutated in all revenue records and also in 7/12 extracts of plot nos. 1, 28,29.

This **Sukhakarta Builders and developers, Buldana** is registered partnership firm of which **1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit, R/o. Buldana, Tq. & Dist. Buldana** are partners of this firm and through its partners 1) Sau. Urmila Ashwin Satpute, 2) Gopal Pandurang Pandit, R/o. Buldana, Tq. & Dist. Buldana, they have executed a notarized partnership deed on 03/11/16 & partnership firm carried under the name styled as **"Sukhakarta Builders and Developers"** to carry on business of Real estate Developers, builders and carrying on allied activities in partnership. This partnership firm is registered with Registrar of Firms, Nagpur and having its registration no. NG000003616 registered on 11/10/17. Certificate to that effect is also issued by Asst. Registrar of Firms, Nagpur. I have perused both the above mentioned documents and found true and correct.

Then, this **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** has applied to S. D. O. Buldana for amalgamation and consolidation of plot no. 28 adm. 212.75 sq. mtrs & plot no. 29 adm. 192 sq. mtrs Total adm. 404.75 sq. mtrs of Gut no. 441 of Yelgaon in to one plot as plot no. 28 in Rev. C. No. MRC-81/Yelgaon/02/2020-21. Then, after having detail enquiry, scrutiny and after perusal of record S. D. O. Buldana has allowed the said application on 20/11/20 and passed order of consolidation of these plots i.e. plot nos. 28 & 29 in to one **plot no. 28 adm. 404.75** sq. mtrs and merged plot no. 29 in plot no. 28. Accordingly, in 7/12 extract, mutations are also mutated in the name of **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** of this plot no. 28 as per vide mutation no. 15299 dtd. 30/03/21 and separate 7/12 extract of Plot no. 28

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adm. 404.75 sq. mtrs is created. I have perused the 7/12 extract dtd. 30/03/21 of plot no. 28 adm. 404.75 sq. mtrs.

Thereafter, this **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** has applied to S. D. O., Buldana for grant of construction permission for construction upon plot no. 01 of Gut no. 441 of Yelgaon and plans of proposed construction were submitted in Rev. C. no. Construction permission/Yelgaon/23/2020 and also for construction over plot no. 28 and plan of the same is also submitted in Rev. C. no. Construction permission/Yelgaon/24/2020 and then after scrutiny, S. D. O., Buldana has granted permission & sanctioned plan of construction on 04/03/2021 which will be constructed over plot no. 01 & 28 which consist of Ground Floor, First floor, Second floor, Third floor, Fourth Floor having total built up area on plot no. **01** adm. **447.69 sq. mtrs** and on plot no. **28** adm. **901.25 sq. mtrs**. I have perused both sanctioned plans & permissions which are duly stamped and signed by S. D. O. Buldana and also approved by Asst. Director of Town Planner, Buldana.

Thereafter, this **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** have executed Deed of Declaration of said property i.e. plot no. **01 & 28** on 01/04/2021 vide registration no. 2773/2021 and submitted this property under the provisions of Maharashtra Apartment & Ownership Act and they decided to construct building which will be known as **"Sukhkarta Towers"** over this plot no. 01 & 28 which is having total 4 apartments & 03 shops over plot no. **01 as Wing - A** and over plot no. **28 as Wing - B** which is having total 08 apartments & 06 shops which consist of Ground floor, first floor, second floor, third floor, Fourth floor as per plan sanctioned by the S. D. O. Buldana on 04/03/21.

I have also obtained affidavit which is annexed herewith from **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** that they have not obtained any loan over this property and there is no any dispute pending in any court of law and property is clear one. I have perused all these documents referred above and found true and correct as mentioned. I certify that there is no any impediment to grant loan to him on the basis of security of this plot, which can be mortgaged with the bank by way of equitable or registered mortgage.

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अॅडव्होकेट, बुलढाणा

I have perused all the above mentioned title documents of **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana** and are found true and correct as per law. I am satisfied that the property is heritable and transferable and transferor has right to transfer the same in favour of the bank. The facts and events material to the title have been satisfactorily proved. I am satisfied that the property is heritable and transferable and transferor has right to transfer the same in favour of purchasers. It is also submitted that there is no litigation pending in any court of law as on this date. The facts and events material to the title have been satisfactorily proved.

Hence, this title verification and search report.

DATED: 30/04/2021.
PLACE: BULDANA.

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(ADV. R. G. KAVIMANDAN)
BULDANA.

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AFFIDAVIT

Name of Deponent:-

Sukhkarta Builders and Developers
through its partners,
1) Sau Urmila Ashwin Satpute,
2) Gopal Pandurang Pandit,
R/o. Buldana, Tq. & Dist. Buldana

We, the above named deponent most humbly states on oath as under :-

That, We are the owners and possessors of the immovable property / plots bearing Gut No. **441,** Plot No. **1** adm. 199.87 sq. mtrs & plot no. **28**, adm. 404.75 sq. mtrs situated at village **Yelgaon**, within the limit of G. P. Yelgaon, Tq. & Distt. Buldana. We hereby states on oath that there is no mortgage, charge, lien over the property mentioned above. We have not obtained or created any other charge, loan from any other financial institution, Bank, department over this property. The above mentioned property is clear and readily marketable. There is no suit, court case, claim or any type of dispute pending before any authority or any court of law in respect of this property. There is no impediment in mortgaging this property with the said bank. If, any adverse entry or charge, case is found over this property then for that reason, we will responsible for that and we will repay our entire loan amount of this bank. The same is binding on our legal heirs also. And we will be responsible for any loss caused or damages in this behalf and also liable for criminal as well as civil action. Hence, solemnly affirmed and verified at Buldana on 30th day of April, 2021. This is true on oath. Hence, this affidavit.

Deponents

VERIFICATION

We, **Sukhkarta Builders and Developers through its partners, 1) Sau Urmila Ashwin Satpute 2) Gopal Pandurang Pandit, Tq. & Dist. Buldana,** solemnly affirm and state on oath that the contents of the above said affidavit are true and correct and drafted as per our own knowledge and information received to us. The same are read over and explained to us in Marathi. The same are believed to be true and thus, signed and verified at Buldana on this 30th day of April, 2021. Hence, this verification.

(Deponents)

I know the deponent. Contents of this affidavit are read over and explained to them in Marathi. They admits the same.

रामानंद ग. कविमंडन
ॲडव्होकेट, बुलढाणा